

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

May 19, 2016

10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Les Bond
Laura Flores
Michael Kelly
Sarah Lyons
Smita Shah
Patricia Scudiero
Alderman Joseph Moore
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Doris Holleb
Linda Searl
Daniel Sih
Lucino Sotelo
Terry Peterson
Rebekah Scheinfeld
Alderman Edward Burke
Alderman Proco Joe Moreno
Alderman Daniel S. Solis

- I. The Chairman called the meeting to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
 - II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on May 19, 2016.
 - III. The Minutes of the April 21, 2016 Plan Commission Hearing were approved unanimously.
 - IV. **The following inter-agency items numbered 1 through 3 under Adjacent Neighbors, item number 4 under Negotiated Sales, and item number 5 under Sealed Bids, and items numbered 6 through 9 under acquisitions and dispositions were approved by an omnibus vote of 10-0.**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:
- Adjacent Neighbors
1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 651 West Garfield Boulevard (16-033-21) 20th Ward
 2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 11310 South Homewood Avenue (13-033-21) 34th Ward

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1248 West 50th Street (13-033-21) 20th Ward

Negotiated Sale

4. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 12010 South Normal Avenue (16-032-21) 34th Ward

Sealed Bid

5. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located 400 East 107th Street. (16-036-21) 9th Ward

Acquisitions and Dispositions

6. A resolution recommending the acquisition of land from Carling Hotel, LLC for 80 unit SRO residence for the property generally located at 1512 North LaSalle Street. (16-034-21) 27th Ward
7. A resolution recommending the disposition of City Owned parcels to Michaels Community Services Corporation d/b/a Better Tomorrows, A not-for-profit organization; Better Tomorrows will then re-convey it to Carling LLC for the property generally located at 1512 North LaSalle Street. (16-034-21) 27th Ward
8. A resolution recommending the disposition of three City-owned parcels to Neighborspace for the Ownership and Preservation of the “Eat to Live Englewood Farm” for the property generally located at 311, 325, and 327 West 70th Place. (167-035-21) 6th Ward
9. A resolution recommending the disposition of City Owned land to McCrory Senior Apartments, LLC for the purpose of constructing a 62 unit, five story affordable housing development for the property generally located at 1637, 1649, 1651, and 1659 West Washington Boulevard. (16-037-21) 27th Ward

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, No. 693, submitted by Convent of the Sacred Heart of Chicago, Illinois, for the property generally located at 6250 North Sheridan Road within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to install a recreational field on a section of the school campus currently used for parking, as well as, provide landscaping and other minor campus improvements. The property is currently zoned Planned Development (PD) #788 and will remain PD #788. (Ward 48) **Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
2. A proposed Planned Development submitted by Halsted Commons LLC, for the property generally located at 1050 West Wilson Avenue. The Applicant is proposing the historic restoration of an existing two story building and the construction of a seven-story mixed-use building to include retail uses on the first floor and 110 dwelling units on the floors above. The proposal will include 16 parking stalls to serve the residential units. The Applicant is proposing

to rezone the property from the current B3-2 (Community Shopping District) to a B3-5 (Community Shopping District) and then to a Residential Business Planned Development. (46th Ward) **Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**

3. A proposed map amendment in the Northwest Highway Industrial Corridor, submitted by Alderman John Arena (45th Ward), for the property generally located at 5140-5190 North Northwest Highway. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to B1-1 (Neighborhood Shopping District). No proposed construction is included as part of this application. (45th Ward) **Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
4. A proposed amendment to Residential Business Planned Development No. 1116 and Chicago Lakefront Protection Application No. 678 submitted by RZR LLC Wabash, for the property generally located at 171 North Wabash Avenue. The applicant proposes to amend Subarea B to allow a residential use, 60 dwelling units, construct a seven-story building with ground floor retail and related uses (42nd Ward) **PD Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, shah, Tunney and Cabrera. LF Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
5. A proposed amendment to Institutional Planned Development No. 707, submitted by North Park University. The Applicant is proposing to amend the planned development boundary to incorporate various parcels of land that are already owned by the university. The only proposed construction to occur will be the construction of a surface parking lot at 5001 N. Kedzie Avenue. The surface parking lot will have a capacity of 89 vehicular parking stalls. The Applicant is requesting to rezone the properties from Institutional Planned Development #707, RT-4 (Residential Two-Flat, Townhouse, and Multi-Unit District), B1-2 (Neighborhood Shopping District), and B3-2 (Community Shopping District) to Institutional Planned Development #707, as amended. (33rd and 39th Wards) **Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
6. A proposed planned development submitted by Broder 1730 WW LLC, for the property generally located at 1730 West Wrightwood Avenue. The Applicant is proposing to construct three four-story residential buildings for a cumulative total of approximately 76 dwelling units. The proposal will include 76 parking stalls to serve the residential units. The Applicant is proposing to rezone the property from the current M2-3 (Light Industry District) to a RM-5 (Residential Multi-Unit District) and then to a Residential Planned Development. (32nd Ward) **Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
7. A proposed Residential Planned Development, submitted by the Applicant, PMG UV Investments, LLC, for the property generally located at 1344-60 South Union Street, 700-14 West 14th Street and 701-13 West Liberty Street. The Applicant proposes to construct a 79' building with 99 residential units, accessory parking and accessory and related uses on an approximately 26,000 square foot parcel. The property is currently zoned M1-3 (Limited Manufacturing/Business Park District) and is planned to be rezoned to B2-5 (Neighborhood Mixed-Use District) prior to establishing the proposed Residential Planned Development. (11th Ward). **Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**

8. A proposed Residential Business Planned Development, submitted by the Applicant, Pullman Artspace, LLC. The Applicant intends to adaptively reuse two buildings located at 11127-29 South Langley Avenue and 704-06 East 112th Street and construct a 45' (3-story) building located at 11137-49 South Langley Avenue. The proposed planned development includes a net site area of 33,441 square feet and, upon completion the project, will include 38 artist live/work units, community art space, accessory parking and accessory and related uses. The property is currently zoned RT-4 (Residential Two-Flat, Townhouse and Multi-District) and is planned to be rezoned to B2-2 (Neighborhood Mixed-Use District) prior to establishing the proposed Residential Business Planned Development. (9th Ward). **PD Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
LF Approved 11-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.
9. A proposed Business Planned Development submitted by Smart/Olympia Illinois LLC, for the property generally located at 1401-11 East 53rd Street. The site is currently zoned B1-3, (Neighborhood Shopping Districts) and the applicant proposes to reclassify the site to a B3-5, (Community Shopping District) prior to establishing the Business Planned Development. The proposal will allow a seven-story hotel with 100 hotel keys, accessory parking and accessory uses (5th Ward)). **Approved 10-0-1 with Cmr. Lyons being recused, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
10. A proposed Residential Business Planned Development submitted by 1136 South Wabash, LLC, for the property generally located at 1136 – 40 South Wabash Avenue and 26 E. Roosevelt Road. The applicant proposes to rezone the site from a DX-12 (Downtown Mixed-Use District) to a Residential Business Planned Development. The proposal will establish two sub areas, Subarea A allows for a 26-story mixed-use building with ground floor retail, 320 dwelling units, and accessory parking. Subarea B is improved with a one story commercial building and will remain (4th Ward). **Approved 10-0, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
11. A proposed Residential Business Planned Development and Lake Michigan and Chicago Lakefront Protection Application No. 680 (Private-Use Zone), submitted by the Applicant, Essex Hotel Owner, LLC, for the property generally located at 800 South Michigan Avenue. The Applicant intends to create two subareas within the overall 28,744 square foot site. Subarea A, located at 800 South Michigan Avenue consists of an existing 160' hotel building and will be rehabbed to include a maximum of 290 hotel keys. Subarea B, located at approximately 812 South Michigan Avenue, will be redeveloped with an approximately 620' residential building including a maximum of 476 dwelling units, 100 hotel keys as well as 100 parking spaces and commercial space. The overall site is currently zoned DX-16 (Downtown Mixed-Use District) and will remain as such prior to establishing the proposed Residential Business Planned Development. (4th Ward)). **Approved 8-0-1 with Cmr. Lyons being recused, yeas – Commissioners Bond, Burnett, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.**
LF). Approved 8-0-1 with Cmr. Lyons being recused, yeas – Commissioners Bond, Burnett, Peterson, Reifman, Scudiero, Shah, Tunney and Cabrera.

12. A proposed planned development submitted by AP 100 W. Huron Property, LLC., for the property generally located at 100-110 West Huron Street. The Applicant is proposing to construct a seventeen-story, 180'-0" tall building comprised of 200 hotel rooms and 5000 square feet of retail space. In addition to the proposed new construction an existing one-story, 2,000 square foot bar/restaurant will remain unchanged on the subject site. The proposal will include zero (0) parking stalls. The Applicant is proposing to rezone the property from the current DX-7 (Downtown Mixed-Use District) to a Business Planned Development. (2nd Ward) **Approved 9-0, yeas – Commissioners Bond, Burnett, Flores, Moore, Peterson, Reifman, Scudiero, Shah, and Cabrera.**
13. A proposed amendment to Residential Institutional Business Planned Development No. 1167 submitted by North Pullman 111th, INC for the property generally located at 720 East 111th Street. The applicant proposes to amend Subarea B to develop a one-story commercial building and accessory parking spaces. The amendment also includes a technical revision to Subarea H administrative requirements. (9th Ward)). **Approved 10-0-1, with Cmr. Reifman being recused, yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Moore, Peterson, Scudiero, Shah, and Cabrera.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 4026 West Lexington Street (16-038-21) 24th Ward **Deferred**
2. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 685 submitted by the Chicago Park District for the property generally located at 3100 South Lake Shore Drive. The applicant proposes to expand the existing surface parking lot which is currently located on the subject site. (4th Ward) **Continued for up to 60 days at the request of the Chicago Park District**

Adjournment: **1:40 PM**